

FOR SALE

PRIME DEVELOPMENT LAND



c. 13 Acres / 5.26 Hectares at Newtown Road, Wexford

- Landmark parcel of development land, directly fronting this important arterial route to Wexford Town.
- Zoned 'Medium Residential' under the current Wexford Development Plan.
- Pivotal position, opposite Wexford Racecourse, adjacent to Aldi, Wexford General Hospital, Department of Environment, Wexford County Council Offices, etc.
- For further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Location:

This prime parcel of development land enjoys a strategic location, directly fronting Newtown Road, opposite Wexford Racecourse, on one of the most important arterial access routes into Wexford Town. All amenities are close by – it is adjacent to the Aldi Supermarket, Wexford General Hospital, Department of Environment Offices and Wexford County Council. This a perfect situation to provide residential homes into the Wexford Town market.

Wexford is the county town with an urban population in the region of 20,000 people (Source: CSO Census 2016).

This development site is only 10 minutes' drive from the M11 Motorway and only 1 hour and 30 minutes' drive south of Dublin.

Description:

The subject lands are Zoned 'Residential Medium' under the current Wexford town & Environs Development Plan. There is good access and good road frontage. This is an excellent development opportunity and enjoys a prime position. There are wonderful views along the Slaney Estuary and Wexford Harbour. All local services are available in Wexford Town. There are 5 secondary schools and a choice of primary schools. Wexford Town itself has a bustling retail core with a wide variety of supermarkets, boutiques, restaurants, etc.



Directions:

From Wexford Town proceed out the Newtown Road passing Wexford General Hospital on the right hand side. Proceed for approximately 300m passing Aldi Supermarket on the right. The land for sale is approximately 200m further on the right. (For Sale Sign)



Kehoe & Assoc.,
Commercial Quay,
Wexford 00353 (0)53 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

FILE NO. 8364.13

PSRA Registration No.: 002141



AUCTIONEERS & VALUERS

DISCLAIMER: These particulars are issued by Kemur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc., for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Brochure prepared August 2019.